



Planning Board Meeting
January 27, 2025
7:00 p.m.

AGENDA (Updated)

A. Call to Order

1. Pledge of Allegiance
2. Invocation
3. Swearing in of Planning Board Members Amanda Chrysovergis, Mike Moss, and Frank Pearce
4. Election of Chair and Vice-Chair
5. Approval of November 25, 2024 Planning Board Meeting Minutes

B. Regular Agenda

1. TA-25-01 – LDO Section 3.1.2. Residential Medium Development Standards
2. TA-25-02 – LDO Section 6.2.5.1. Tree Ordinance Purpose and Intent
3. Discussion of Other Pending LDO Text Amendments.

C. Communications

1. Planning Director's Report
2. Town Attorney's Report
3. Other Business
4. Adjournment



Planning Board Meeting
November 25, 2024 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

- PRESENT:** Mike Moss, Chair
Jim Schwartz, Board Member
Frank Pearce, Board Member
Erin Catlett, Deputy Town Attorney
Tanner Hayslette, Planner I
- Derek Versteegen, Board Member
Tisha Lowe, Board Member
April Sneed, Mayor Pro Tempore/Liaison
Mike Elabarger, Asst. Planning Director
- ABSENT:** Donnie Lawrence, Vice-Chair

A. CALL TO ORDER

Chair Moss called the meeting to order at 7:00 p.m.

A.1. PLEDGE OF ALLEGIANCE

The Board collectively recited the Pledge of Allegiance.

A.2. INVOCATION

Chair Moss delivered the invocation.

A.3. Approval of August 26, 2024, meeting minutes.

Moved by Board Member Versteegen and Seconded by Board Member Pearce. The motion to approve the minutes of August 26, 2024, was carried with a unanimous vote, (5 voted aye, 1 absent being Vice-Chair Lawrence, & 1 vacancy).

B. REGULAR AGENDA

B.1. TA-24-03 Tree Ordinance Applicability Text Amendment

Mr. Elabarger described the proposed Land Development Ordinance Text Amendment that would allow the Town to plant and upkeep all trees on town owned property and town street rights of way.

The Board collectively supported the proposed Text Amendment but asked if the wording of the Text Amendment could include Town easements such as greenway easements.

Moved by Board Member Versteegen and Seconded by Board Member Lowe. The motion to recommend Approval was carried by a unanimous vote (5-0, 1 absent being Vice-Chair Lawrence, & 1 vacancy).

C. COMMUNICATIONS

C.1. Planning Director's Report

- a. Upcoming Text Amendments

Mr. Elabarger went over four upcoming Land Development Ordinance Text Amendments with high priority.

C.2. Town Attorney's Report

None.

C.3. Other Business

The Board discussed upcoming agenda items.

C.4. Adjournment

Board Member Schwartz made a motion to adjourn and Seconded by Board Member Pearce. The motion was carried by a unanimous (5-0, 1 absent being Vice-Chair Lawrence, & 1 vacant) vote. The meeting was adjourned at 7:21 p.m.

Mike Moss, Planning Board Chair

Tanner Hayslette, Planner I

Memo

To: Planning Board
From: Meredith Gruber, Planning Director
Date: January 23, 2025
Re: TA-25-01 Land Development Ordinance (LDO) Text Amendments to Residential Medium Dimensional Standards

Background

Over the last year, there have been numerous discussions about housing, residential dimensional standards, and what may or may not work in the Rolesville community. Land Development Ordinance (LDO) text amendment TA-25-01 will likely be the first in a series of proposed amendments to residential zoning districts.

Proposed Text Amendment

TA-25-01 adds variety in lot sizes for Residential Medium cluster development. The proposed new text is shown in blue and underlined and deletions are shown in ~~red-strikethrough~~.

3.1.2. RM Development Standards

STANDARDS		RM Requirements <u>15,000 SF Lot</u>	RM Cluster 8,000 SF Lot	<u>RM Cluster 7,000 SF Lot</u>	RM Cluster 6,000 SF Lot
Building Height		Max: 35'	Max: 35'	<u>Max: 35'</u>	<u>Max: 35'</u>
Density		Max: 3 Dwelling Units Per Net Acre	Max: 5 Dwelling Units Per Acre	<u>Max: 5 Dwelling Units Per Acre</u>	<u>Max: 5 Dwelling Units Per Acre</u>
Building Setbacks (Min)	Front	30'	20'	<u>20'</u>	<u>20'</u>
	Side	12'	8'	<u>8'</u>	<u>5'</u>
	Rear	25'	20'	<u>20'</u>	<u>20'</u>
	Corner	17'	12'	<u>8'</u>	<u>8'</u>
Lot	Width (Min)	85'	50'70'	<u>60'</u>	<u>50'</u>
	Coverage	N/A	N/A		
	Area (Min)	15,000 SF	8,000 SF	<u>7,000 SF</u>	<u>6000 SF</u>
Special Standards		<u>In a cluster development, no more than thirty-five percent (35 %) of lots may be smaller than 7,000 SF.</u>			

Staff Recommendation

Staff recommends approval of TA-25-01 to offer some variety in lot sizes in Residential Medium Cluster Development.

Proposed Motion

Motion to recommend (*approval or denial*) of TA-25-01.

Memo

To: Planning Board
From: Meredith Gruber, Planning Director
Date: January 23, 2025
Re: TA-25-02 Land Development Ordinance (LDO) Text Amendment for Tree Ordinance Applicability

Background

LDO Text Amendment TA-24-03 was approved by the Town Board of Commissioners on January 7, 2025:

6.2.5. Tree Ordinance

6.2.5.1. Purpose and Intent

It is the purpose of this ordinance to encourage well planned, coordinated tree planting improvements for the Town of Rolesville, North Carolina to promote and protect the public health, safety, appearance, and general welfare of the town and its residents by providing for the regulation of the planting, maintenance, and removal of trees, shrubs, and other plants on town owned property, town street rights of way, town easements, and town greenway easements.

LDO sections 6.2.5.10. through 6.2.5.13. apply to town owned property and privately owned property. This note needs to be added to Section 6.2.5.1. to clarify applicability of the Tree Ordinance.

Proposed Text Amendment

The proposed text amendment for Land Development Ordinance (LDO) **Section 6.2.5.1. Tree Ordinance Purpose and Intent** is shown below. The proposed new text is shown in blue and underlined.

6.2.5. Tree Ordinance

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Staff Recommendation

Staff recommends approval of TA-25-02 to clarify applicability of the Tree Ordinance.

Proposed Motion

Motion to recommend (*approval or denial*) of TA-25-02.